

Item # _____

Moved by: _____

Seconded by: _____

Prepared by: Dottie Jones

Approved by: Thomas Williams
Assistant County Attorney

A Resolution by The Board of Commissioners of Shelby County, Tennessee, requesting The Shelby County Delegation to support, and members of The Tennessee General Assembly to enact, legislation amending Tennessee Code Annotated, Title 67, Chapter 5, relative to tax liens and sale of certain properties. Sponsored by Commissioner Steve Mulroy.

WHEREAS, Vacant and abandoned properties have become a huge problem and negatively affect every district and neighborhood in Shelby County; and

WHEREAS, News stories and national studies continue to confirm that vacant and abandoned properties are a serious issue impacting neighborhoods all across America; and

WHEREAS, Plots of land overrun with high weeds, litter, and an occasional hollowed out structure are tragic cornerstones of community blight; and

WHEREAS, Vacant and abandoned properties tend to lower property values and present public safety and environmental hazards; and

WHEREAS, In Tennessee, many abandoned and vacant properties start out as tax-delinquent properties owned by private owners; and

WHEREAS, Shelby County currently owns about 3,300 tax delinquent properties and will acquire another 700 of these properties in 2010; and

WHEREAS, When there are vacant and abandoned properties in communities, neighboring property owners and the municipalities incur significant costs; and

WHEREAS, When property owners abandon their properties, the local municipality must use its own resources to clean and maintain the properties as part of their nuisance abatement responsibilities to protect the public health, safety, and welfare of its community; and

WHEREAS, the epidemic of urban blight and decay afflicting many of our communities has created an environment in which crime and despair are flourishing; and

WHEREAS, it is in the best interest of the state of Tennessee to reduce government expenses associated with encumbered real property located in such blighted urban areas, especially in federally designated empowerment zones and renewal communities; and

WHEREAS, this reduction in public expenses can be accomplished by selling such encumbered real property, which is often vacant or abandoned, or both, at a price below its market value, but equal to its assessed property tax value or equity of redemption; and

WHEREAS, this type of public sale of encumbered real property would most assuredly have the positive effect of restoring such property to the tax rolls and its normal beneficial use, whether it be commercial or residential, thus reversing the decline of our inner cities and transforming urban blight into urban renewal and economic liability into economic development; and

WHEREAS, Shelby County is committed to promoting public health, safety, and welfare and to expedite urban renewal and economic development; and

WHEREAS, the Board of County Commissioners of Shelby County, Tennessee, believes that it is appropriate that a resolution be passed requesting the Tennessee General Assembly to amend Tennessee Code Annotated, Title 67, Chapter 5, relative to tax liens and sale of certain properties.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, that this Board, after careful consideration hereby requests the Shelby County Legislative Delegation to support, and members of the Tennessee General Assembly to enact, legislation amending Tennessee Code Annotated, Title 67, Chapter 5, a copy of which is attached hereto and incorporated herein by reference, amending Tennessee Code Annotated, relative to tax liens and sale of certain properties.

BE IT FURTHER RESOLVED, that the Shelby County Legislative Delegation and members of the Tennessee General Assembly be made aware of this request by copy of this resolution.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, the public welfare requiring the same.

Joyce Avery, County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED: _____

SUMMARY SHEET

I. Description of Item

Resolution requesting members of the Tennessee General Assembly to support legislation amending Tennessee Code Annotated, Title 67, Chapter 5, relative to tax liens and sale of certain properties.

Vacant and abandoned properties have become a huge problem and negatively affect every district and neighborhood in Shelby County. News stories and national studies continue to confirm that vacant and abandoned properties are a serious issue impacting neighborhoods all across America. Plots of land overrun with high weeds, litter, and an occasional hollowed out structure are tragic cornerstones of community blight. Vacant and abandoned properties tend to lower property values and present public safety and environmental hazards. In Tennessee, many abandoned and vacant properties start out as tax-delinquent properties owned by private owners. Shelby County currently owns about 3,300 tax delinquent properties and will acquire another 700 of these properties in 2010. When there are vacant and abandoned properties in communities, neighboring property owners and the municipalities incur significant costs. When property owners abandon their properties, the local municipality must use its own resources to clean and maintain the properties as part of their nuisance abatement responsibilities to protect the public health, safety, and welfare of its community. The epidemic of urban blight and decay afflicting many of Tennessee's inner cities has created an environment in which crime and despair are flourishing. It is in the best interest of the state of Tennessee to reduce government expenses associated with encumbered real property located in such blighted urban areas, especially in federally designated empowerment zones and renewal communities. This reduction in public expenses can be accomplished by selling such encumbered real property, which is often vacant or abandoned, or both, at a price below its market value, but equal to its assessed property tax value or equity of redemption. This type of public sale of encumbered real property would most assuredly have the positive effect of restoring such property to the tax rolls and its normal beneficial use, whether it be commercial or residential, thus reversing the decline of our inner cities and transforming urban blight into urban renewal and economic liability into economic development.

II. Source and Amount of Funding

Not applicable.

III. Contract Items

Not applicable.

IV. Additional Information Relevant to Approval of this Item

Text of proposed legislation is attached.